



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

June 12, 2001

Board of Supervisors

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To: Supervisor Michael D. Antonovich, Mayor
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Zev Yaroslavsky
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From: David E. Janssen
Chief Administrative Officer

**PRELIMINARY REPORT - REDEVELOPMENT AGENCY OF THE CITY OF
INGLEWOOD—PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN FOR
THE MERGED INGLEWOOD REDEVELOPMENT PROJECT (SECOND DISTRICT)**

On February 4, 1997, the Board instructed my office to prepare a report on each newly proposed redevelopment project area at the preliminary draft plan phase. In a memorandum dated February 11, 1997, we advised the Board of the types of notification the County receives on new redevelopment projects and the reports which will be provided to the Board. Consistent with that process, we are advising the Board that the Redevelopment Agency of the City of Inglewood has sent us the Preliminary Report for the proposed Amendments to the Redevelopment Plan for the Merged Inglewood Redevelopment Project. This Preliminary Report includes the following information:

- Maps of Project Areas (Attachment I)
- Summary of Blighting Conditions of Added Areas (Attachment II)
- List of Planned Projects (Attachment III)
- Impact on County General Fund (Attachment IV)

The information on the proposed added areas and the physical and economic conditions of blight (Attachment II) was extracted from the Preliminary Report. While this office has not conducted an in-depth analysis to verify or substantiate information set forth in the Preliminary Report, it is the conclusion of our cursory examination that the project area largely reflects blighting conditions generally consistent with legal criteria.

Each Supervisor
June 12, 2001
Page 2

The proposed amendments include the following: 1) modify time limits for establishing debt for the Constituent Century Redevelopment Project to comply with AB 1290, and 2) add territory to four of the Constituent Redevelopment Project Areas, as noted below.

According to the preliminary report, the time limit amendment is a technicality that would correct the misprinted date in the Plan of July 7, 2016 to January 1, 2014 (incorrect date was entered when the Plan was amended on December 20, 1994).

With regard to the added area, the amendment proposes to add a total of 427.9 acres to the following four existing Redevelopment Project Areas:

- **In-Town Redevelopment Project Area** – addition of the North La Brea area (64 acres), West Boulevard area (11.9 acres), and South La Brea/Century Extension area (153.6 acres);
- **La Cienega Redevelopment Project Area** – addition of the Aviation Industrial area (96 acres);
- **Imperial-Prairie Redevelopment Area** – addition of the Imperial-Prairie Expansion area (6.4 acres); and
- **Century Redevelopment Project Area** – addition of the Morningside Park area (25.6 acres), the Lockhaven area (38.4 acres), and the Forum site (32 acres).

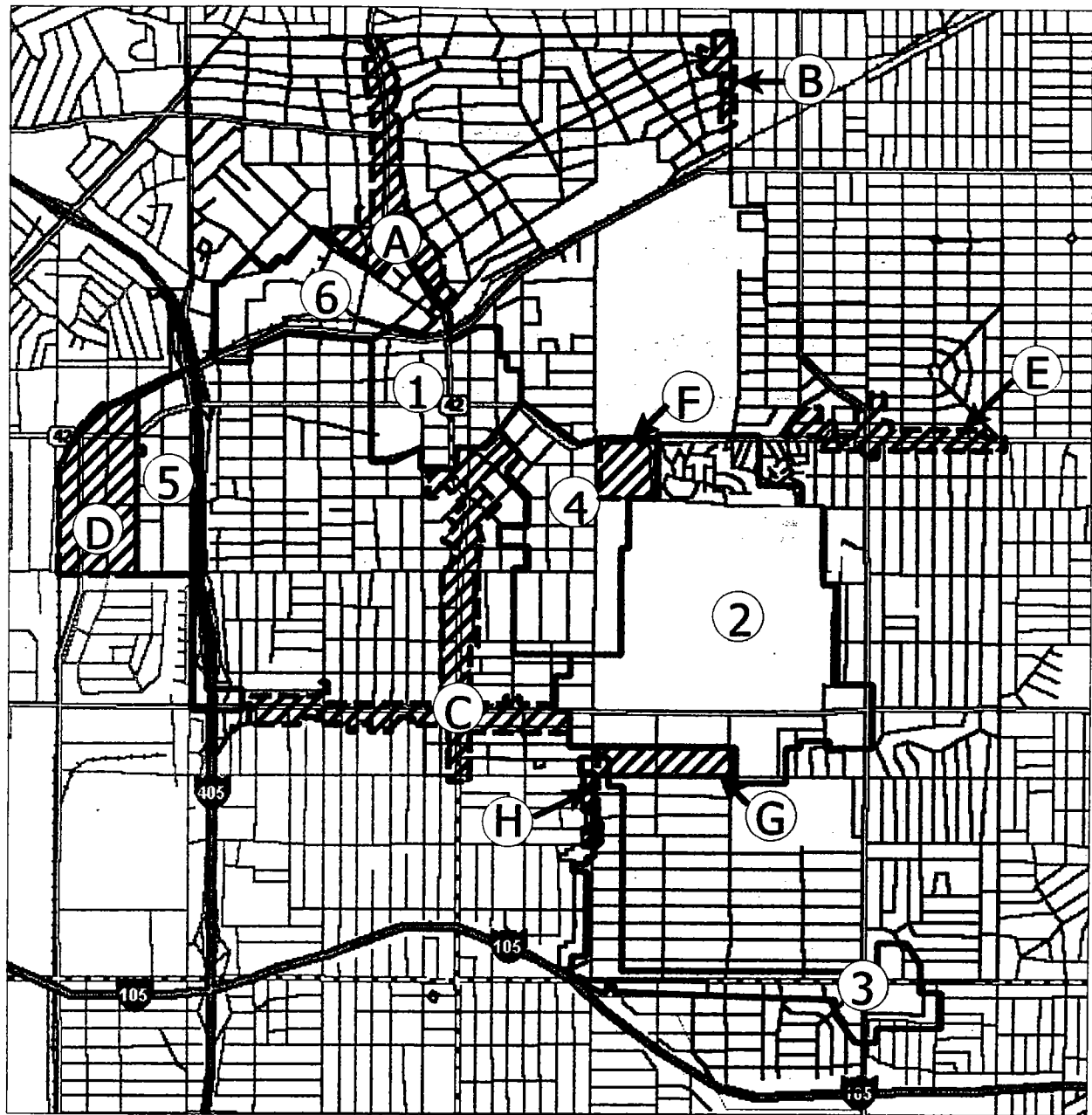
A public hearing on the proposed adoption of the Proposed Amendments to the Redevelopment Plan for the Merged Inglewood Redevelopment Project is scheduled for sometime in July. Failure to voice opposition, if any, at the hearing may preclude the County from legally challenging the Proposed Amendments at a later date.

If you have any questions regarding this information, please call me, or your staff may call Jerry Ramirez of my office at (213) 974-4282.

DEJ:LS:
MKZ:JR:tld

Attachments

c: Executive Officer, Board of Supervisors
County Counsel
Auditor-Controller

**Legend:**

1. In-Town Project Area
2. Century Project Area
3. Imperial-Prairie Project Area
4. Manchester-Prairie Project Area
5. La Brea Project Area
6. N. Inglewood Industrial Park Project Area

- A. N. La Brea Added Area (see Exhibit 2-3)
- B. West Blvd. Added Area (see Exhibit 2-4)
- C. S. La Brea/Century Added Area (see Exhibit 2-5)
- D. Aviation Added Area (see Exhibit 2-6)
- E. Morningside Added Area (see Exhibit 2-7)
- F. Forum Added Area (see Exhibit 2-8)
- G. Lockhaven Added Area (see Exhibit 2-9)
- H. Imperial-Prairie Added Area (see Exhibit 2-10)

Exhibit 2-2
Merged Inglewood
Redevelopment Project
and Added Areas

Source: Blodgett/Baylosis Associate, 2001.



North

PROJECT AREA DESCRIPTION

PHYSICAL AND ECONOMIC CONDITIONS OF BLIGHT

- **Physical Blight Conditions:**

The following is a brief summary of the physical blight conditions that exist in the Added Project Areas:

- 287 of 1021 buildings (28%) were found to be deteriorated and dilapidated.
- 207 of 1021 buildings (20%) were found to be of substandard design.
- 184 parcels (16%) were found to have inadequate parking.

- **Economic Conditions of Blight:**

The following is a brief summary of the economic conditions of blight that exist in the Project Area:

- Total assessed value for properties in the Project Areas decreased by 6.16% over a four-year period (1995-1999) compared to a 1.12% increase over the same period for the City of Inglewood as a whole, and 2.34% for Los Angeles County.
- The average vacancy rate for commercial/retail tenant spaces in the Added Areas was found to be 15% compared to 5% for Los Angeles County.

LIST OF ESTIMATED PROGRAM COSTS

Item or Program	Amount
Business Retention and Attraction	\$ 1,500,000
Business Rehabilitation Loans	3,650,000
Public Improvements	3,000,000
Land Assembly	2,000,000
Low/Moderate Income Housing	21,859,227
Administration	1,955,000

TOTAL**\$33, 964,227**

IMPACT ON COUNTY GENERAL FUND

Limits of Plan – Added Areas

- **Incurring Debt: 20 Years**
- **Redevelopment Activities: 30 Years**
- **Limitations on Collection of Tax Increment: 45 Years**

Estimated Project Revenues

- **Assumed Annual Real Property Growth Rate: 3%**
- **1999-2000 Base Year Assessed Valuations: \$395,455,901**
- **Gross Estimated Increment (45-Year Collection): \$180,692,836**
- **Housing Set-Aside (20% Minimum): \$36,138,561**
- **County General Fund Revenue With Project: \$27,317,467**
- **County General Fund Revenue Without Project: \$31,597,712**
- **Net Difference to County General Fund: (\$4,280,246)**